



PLANNING COMMISSION AGENDA

Thursday, April 19, 2012

6:30 p.m.

Coon Rapids City Center

Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Approval of Minutes of March 15, 2012 and Workshop of March 15, 2012

New Business

1. Planning Case 12-3, Conditional Use Permit — Home Occupation, Baudino 1656 127th Avenue
2. 2011 Planning Commission Annual Report

Other Business

Adjourn



Planning Commission Regular

Meeting Date: 04/19/2012

SUBJECT:

Attachments

Draft 3-15-12 Minutes

Draft Workshop 3-15-12

COON RAPIDS PLANNING COMMISSION MEETING OF MARCH 15, 2012

CALL TO ORDER

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Acting Chairman Lipinski at 6:30 p.m.

Members Present: Acting Chairman Jonathan Lipinski, Commissioners Jenny Geisler, Cedric Lattimore, Donna Naeve, Wayne Schwartz, Zachary Stephenson and Julia Stevens.

Members Absent: None.

Staff Present: Community Development Director Marc Nevinski and Planner Scott Harlicker.

PLEDGE OF ALLEGIANCE

Acting Chairman Lipinski led the Commissioner in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER GEISLER, TO ADOPT THE AGENDA AS AMENDED ADDING ITEM 4, REVIEW OF THE PLANNING LETTER. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE FEBRUARY 16, 2012 REGULAR MINUTES AND FEBRUARY 16, 2012 WORKSHOP

Commissioner Naeve requested several changes to the minutes. On Page 1, noting she led the Commission in the pledge of allegiance. On Page 2, third paragraph, she requested Kathy Anderson be noted as a representative of the petitioner. On Page 2, seventh paragraph, she asked that the minutes reflect the language addition to Condition 4. On Page 4, the first line should read: to attend all meeting and have experience with the Coon Rapids Boulevard Framework plan.

Commissioner Schwartz requested a change to Page 2, seventh paragraph, noting it should read he asked if the outdoor seating would have a solid or canvas roof.

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF FEBRUARY 16, 2012, AS CORRECTED. THE MOTION PASSED (LATTIMORE AND STEPHENSON ABSTAINED).

Commissioner Naeve suggested the minutes note that Commissioner Lipinski and Commissioner Geisler would be Acting Chair's of the next two Planning Commission meetings.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER GEISLER, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE WORKSHOP MEETING OF FEBRUARY 16, 2012, AS AMENDED. THE MOTION PASSED (LATTIMORE AND STEPHENSON ABSTAINED).

NEW BUSINESS

1. CASE 12-2 LOT SPLIT CASEY – 4135 COON RAPIDS BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting approval to adjust a common lot line between two parcels. The location was reviewed along with a survey of the property. Shared access easements would be in place for this site. Staff recommends approval of the lot split with conditions.

Commissioner Lattimore asked if the site would have any new construction. Planner Harlicker noted there would be no new construction.

Commissioner Stevens clarified the reason for the lot line movement was to allow for additional parking. Planner Harlicker stated this was the case as it allowed for an additional 14 parking spaces.

Acting Chairman Lipinski opened and closed the public hearing at 6:40 p.m., as no one wished to address the Planning Commission.

Commissioner Naeve questioned if the parking requirement used for the building. Planner Harlicker explained one parking space was required per 500 square feet of building space. These calculations required 10 parking spaces.

Commissioner Naeve asked if a parking easement should be required to allow for rear parking if a retail use comes into the site. Planner Harlicker indicated this would be reviewed by staff when a tenant was found.

Commissioner Naeve requested Condition 1 be altered to add the language ingress and egress easements will be to the west.

Commissioner Naeve inquired how the building on Lot A was accessed. Mr. Casey, the applicant, explained access was provided at the south end of the building off of Coon Rapids Boulevard. He noted a shared access easement was in place at this time with Anoka County.

Commissioner Naeve questioned if new Lot B would be included in the shared access after the lot split. Mr. Casey noted this has been agreed to by Peterson, and the new legal description would have to be included in the existing agreement.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER NAEVE, TO APPROVE PLANNING CASE 12-2, THE PROPOSED LOT SPLIT BASED ON THE

FINDINGS THAT THE LOT DIMENSIONS AND BUILDING SETBACKS MEET CITY REQUIREMENTS, WITH THE FOLLOWING CONDITIONS:

1. SHARED ACCESS EASEMENTS BE RECORDED BETWEEN LOTS A AND B WITH CONFIRMATION THAT INGRESS AND EGRESS EASEMENTS TO THE WEST REMAIN IN PLACE AND BE RECORDED.
2. ALL ANOKA COUNTY COMMENTS MUST BE ADDRESSED.
3. COMPLIANCE WITH TITLE 11, CITY CODE OF COON RAPIDS.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the April 3, 2012 City Council meeting.

OTHER BUSINESS

2. FINDINGS OF EAST RIVER ROAD CORRIDOR STUDY

Community Development Director Nevinski provided the Planning Commission with a summary of the East River Road Corridor Study. He indicated the City has been working with Anoka County and the City of Fridley over the past year on the study. The future of the roadway, public improvements and access changes were addressed.

Community Development Director Nevinski discussed the changes proposed for the corridor noting they would take place over the next 10 years. He explained East River Road would not be widened. He anticipated several access points would be removed. The area around 85th Lane and Larch Street would be altered with access more limited.

Community Development Director Nevinski commented the plan would lay the groundwork for future reinvestment in the roadway. The characteristics of the roadway are not anticipated to change as this was a residential roadway in Coon Rapids with a recreational focus.

Commissioner Schwartz asked if Palm Street were extended as the plan shows, if Kennedy Park would be surrounded by roadway. Community Development Director Nevinski stated this would need further review and evaluation of the neighborhood park needs. There was some discussion of creating a service road.

Commissioner Stephenson explained the current plan would eliminate the current use of the ballpark as it stands. He questioned the advantage of building the road extension. Community Development Director Nevinski noted 84th Lane would be closed at East River Road. The traffic reduction would benefit the neighborhood. He explained the extension would direct traffic to a controlled intersection. He stated this was a proposal and concept plan that was developed and would still need further evaluation.

Commissioner Lattimore inquired if how the park would be utilized after the roadway extension. Community Development Director Nevinski stated the park had a playground and ballpark at this time. He noted the future use of the park is unknown and would have to be further discussed by the City. He stated community demands in the City are changing and park amenities may shift.

Commissioner Lattimore requested further information on the trails near Springbrook Nature Center. Community Development Director Nevinski commented the City was seeking a grant to assist the City in completing a trail segment connection within the nature center to a City of Fridley trail. This section needed to be completed and the grant application will be resubmitted until approved.

3. APPOINTMENT OF COMMISSIONER TO PARKS PLAN TASK FORCE

Community Development Director Nevinski indicated the City was about to begin updating its Parks Master Plan. The Commission was being asked to appoint one member to the Parks Plan Task Force. He noted Planner Harlicker would be serving on this committee for staff. He anticipated the meetings would be held in the evenings and would meet three times between April and November.

Commissioner Stevens was interested in serving on the committee.

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER SCHWARTZ, TO APPOINT COMMISSIONER JULIA STEVENS TO THE PARKS PLAN TASK FORCE. THE MOTION PASSED UNANIMOUSLY.

4. REVIEW OF THE PLANNING LETTER

Community Development Director Nevinski indicated Mercy Hospital was anticipating an expansion to the north side of Coon Rapids Boulevard, a building with a walkway. This was an exciting project and would have a positive economic impact on the community. At a recent conference, he stated Coon Rapids received a great deal of positive feedback noting the City was well positioned to move development forward. This reflected well on the planning policies created by both Staff and the Commission.

Commissioner Lattimore questioned how the City could create stronger amenities along the river. Community Development Director Nevinski stated the river was a great asset in the community along the City's southern border. He commented a suggestion was made for the City to acquire several properties to create a small neighborhood park along the river.

ADJOURN

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER GEISLER, TO ADJOURN THE MEETING AT 7:13 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,

Planning Commission Minutes

March 15, 2012

Page 5

Heidi Guenther

Planning Commission Recording Secretary

DRAFT

**COON RAPIDS PLANNING COMMISSION WORKSHOP MEETING OF
March 15, 2012**

The workshop meeting of the Coon Rapids Planning Commission was called to order by Acting Chair Lipinski at 7:30 p.m.

Members Present: Chairman Naeve, Acting Chair Jonathan Lipinski, Commissioners Jenny Geisler, Wayne Schwartz, Zachary Stephenson, Cedric Lattimore and Julia Stevens.

Members Absent: None

Staff Present: Community Development Director Marc Nevinski and Planner Scott Harlicker.

City Staff met with the Commission to discuss proposed revisions to the Subdivision Regulations and parking standards. The Commission noted that it should be referenced in the intent section that the city is a fully developed and redeveloping community. They also thought that the process for lot line adjustment should be reviewed by just the Planning Commission. They discussed the approval process for variances to the subdivision regulations. They felt the 2/3 majority of the Council should be required at both preliminary and final plat approval.

Staff was asked to do further research on the parking requirement for daycares. The parking requirement for restaurants and hotels should be modified to include required parking for banquet space.

Acting Chair Lipinski adjourned the meeting at 8:55 PM.

Respectfully submitted
Scott Harlicker
Planner



Planning Commission Regular

1.

Meeting Date: 04/19/2012

Subject: Planning Case 12-3, Conditional Use Permit — Home Occupation, Baudino 1656 127th Avenue

From: Scott Harlicker, Planner

INTRODUCTION

The applicant seeks approval of a conditional use permit for gardening classes as a home occupation.

ACTIONS

Conduct a public hearing

Decision by Planning Commission

Appeal to City Council Available

60 DAY RULE

A complete application was received on March 9, 2012. In order to comply with the Minnesota Statute 15.99 (60 Day Requirement), action must be taken by May 8, 2012.

LOCATION

See attached location map.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Single Family Residential	Low Density Residential	LDR2
North	Single Family Residential	Low Density Residential	LDR2
South	Single Family Residential	Low Density Residential	LDR2
East	Single Family Residential	Low Density Residential	LDR2
West	Single Family Residential	Low Density Residential	LDR2

DISCUSSION

The applicant seeks approval to hold gardening classes. Under the proposal, the applicant will utilize one room in the house and tour the garden plots. Hours of operation will be by appointment only, Monday through Friday from 9:00 a.m. to 9:00 p.m. and an occasional Saturday morning. There will be no more than three clients at a time. The business will have no outside employees.

Compliance with Standards for Home Occupations, Section 11-604(5)

Home Occupation Standard–11-604(5)	Staff Comment
(a) Home occupation is incidental and secondary and does not change the residential character of the property.	OK - The home occupation involves the use of a one room and the gardens in the yard..
(b) No discernible impacts to surrounding properties.	OK - The only visible indication of the home occupation will be clients vehicle(s), which will be parked in the driveway.
(c) No internal or external alterations are made that are not customarily found in dwellings.	OK - No alterations are proposed.
(d) If the home occupation is carried on in the garage, the minimum amount of required garage space is maintained as garage space.	NA
(e) All vehicles brought to the property are parked in the driveway. Residents' vehicles are not parked in the streets to provide these driveway parking spaces. No parking spaces are improved to provide for the home occupation. Any vehicle used in the business is parked in the driveway or garage.	OK – Customers' vehicles will be parked in the existing driveway.
(f) No more than one person who does not reside on the premises works on the premises (only permitted for home occupations that would not otherwise require a conditional use permit).	OK – No outside employees will work on the premises.
(g) No delivery vehicles larger than 26,000 pounds gross vehicle weight.	OK – The home occupation will not involve regularly sending or receiving shipments.
(h) Prohibited home occupations include: repair of internal combustion engines of more than 12 horse power; body shops; machine shops; welding; ammunition manufacturing; flea markets; motor vehicle repair maintenance, service or sale; firearm sales; tattoo parlors or other objectionable uses as determined by the City Council.	OK
(i) No more vehicles on parcel than authorized by 11-1800.	OK
(j) Acceptable home occupations include, but are not limited to: beauty shops, taxidermy shops, antique shops, repair shops, seamstress/tailoring/alteration shops, catering, photography studio, clock making shops, pet grooming, repair of small internal combustion, upholstery shops, accounting, bookkeeping and medical practitioner's office.	OK – Garden classes would have similar external effects to the uses listed on the left.

RECOMMENDATION

In Planning Case 12-3, **approve** the home occupation conditional use permit, conditioned on the following:

1. Classes are limited to appointment only and no more than 30 hours per week Monday through Saturday between the hours of 9:00 a.m. and 9:00 p.m.
2. All vehicles associated with the home occupation are parked in the driveway.
3. Compliance with Title 11, City Code of Coon Rapids.

Attachments

Location Map

Narrative

Air Photo

Site Plan Garden Plots



BACKGROUND

Over the past seven years I have converted almost my entire yard to a food producing paradise. The backyard has permanent raised beds for annual vegetables as well as strawberry and raspberry beds. The front yard is a permaculture (permanent agriculture) plan that integrates perennial food plants, prairie flowers and grasses, plants that are insectaries, pollinators and green manures! I also have 115 fruit bushes in my yard producing wonderful fruit – artichokes, 65 blueberry bushes, black and white currant bushes, lingonberries, honeyberries, prinsepia, quince, aronia and wintergreen to name a few.

With the produce I grow in my yard along with some that I purchase from the local farmers market I fill four freezers each season with meals. With this system my family is eating locally grown, mostly organic food that is picked and cooked within a few days, all year long. Many friends, neighbors and friends of friends asked me to teach them what I know and help them get started. I have been doing this on an informal basis from my home - teaching everything from how to build a raised bed, where to get organic seed, where to find healthy fruit bushes, how to cook a basic soup, to how to organize and inventory 4 freezers!

PROPOSAL

I would like to formalize what I am doing by starting a small business in my home.

HOW IT WOULD WORK

Clients would come to my home, tour my front and back yard then move into the house to confer at my dining room table. There we would discuss their goals and come up with a plan to meet those individual goals.

There will be no signs on my property advertising my business. There will be no delivery trucks or noise issues for my neighbors. I meet with no more than 3 clients at a time – parking will be in my driveway or in front of my house. According to Lorna Gerard at the Dept. of Agriculture I can use my home kitchen for teaching and tasting, a commercial kitchen is not required.

I've included a draft of a flyer for this business that describes the kinds of things I'd be teaching.

Thank you for considering this proposal. Please contact me if there are further questions.

Marcia Baudino
763/755-3232

Location Map



OKS

(H.W.)

MULTI

SW
CHERRY

OK

10

OK

U

UNDER

32

20.

50

House

Chavez

24

66

Yes

75

15

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60

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INDEX

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STANBURY
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15.

MAFPE

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Planning Commission Regular

2.

Meeting Date: 04/19/2012

Subject: 2011 Planning Commission Annual Report

From: Scott Harlicker, Planner

INTRODUCTION

The Planning Commission is asked to approve the 2011 Planning Commission Annual Report.

ACTIONS

N/A

60 DAY RULE

N/A

LOCATION

N/A

DISCUSSION

The Commission is asked to approve the 2011 Annual Report. This report summarizes the Commission's activities during 2011.

RECOMMENDATION

The Planning Commission approve the 2011 Annual Report.

Attachments

Annual Report

2011 PLANNING COMMISSION ANNUAL REPORT

Planning Commission City of Coon Rapids, Minnesota

- Donna Naeve, Chair
- Jenny Geisler, Vice-Chair
- Denise Hosch
- Margaret Murphy
- Theo Peterson
- Michael Haag
- Julia Stevens
- Christopher Snell,
- Wayne Schwartz
- Cedric Lattimore, appointed in July
- Jonathan Lipinski, appointed in October

April 19, 2012

Honorable Mayor and Councilmembers
City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433

Re: Report of Planning Commission Activities for 2011

Dear Mayor Howe and Councilmembers:

On behalf of the members of the Planning Commission, I wish to provide you with this report of the Planning Commission's activities for the year 2011.

During 2011, the Commission considered thirty-two planning cases during ten regularly scheduled Commission meetings. The Commission also conducted eight workshop meetings, one to discuss rezonings and eight to discuss the recodification of Title 11.

The Commission's development review included the consideration of eight site plans, seven commercial projects and one housing project. The commercial projects included a Holiday Convenience store in Gateway Commercial development (Cooley Property), Firestone Auto repair on Hanson Boulevard, and additions to ARCC's fitness center and fine arts building. The housing project was 100 unit senior housing complex on the old Franks nursery site.

The Commission also considered six conditional use permits, five code changes, seven zoning amendments and eight comprehensive plan amendments.

The Commission's contributions and efforts in 2011 continue to reflect each Commissioner's dedication to their role in shaping the physical development of our community. We wish to express our appreciation for the continuing respect received from the City Council and the support provided to us by the City's cable television, engineering, legal and planning staffs and by our recording secretary.

Respectfully submitted,

Donna M. Naeve, Chair
Coon Rapids Planning Commission

Attachment

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	August	9
	September	10
	October 3 rd	11
	October 20th	12
	November	13
	December	14
Additional Planning Activities		

Planning Commission Meeting Attendance C 2011										
* = present blank = absent										
January	No January Meeting									
February	*				*				*	
March	*		*			*			*	
April	*		*		*			*	*	
May	No May Meeting									
June		*			*				*	
July	*	*			*				*	
August	*	*			*				*	
September	*				*				*	
October 3rd	*		*		*				*	*
October 20th	*	*			*				*	*
November	*				*				*	*
December	*				*				*	*
Commissioner	Naeve	Geisler	Murphy	Stevens	Snell	Peterson	Schwartz	Lattimore	Lipinski	

April was the last month that Commissioner Peterson was on the Commission
June was the last month that Commissioner Snell was on the Commission

Commissioner Lattimore joined the Commission in July and Commissioner Lipinski joined the Commission in October.

Planning Commission Workshop Attendance C 2011										
	*	*	*	*	*	*	*	*	*	*
January	*		*			*		*	*	
February	*			*		*			*	
March	*		*				*	*	*	
April	*		*		*	*		*	*	
July	*		*			*			*	
September	*			*		*			*	
October	*		*		*	*			*	*
November	*		*			*			*	*
Commissioner	Naeve	Geisler	Murphy	Stevens	Snell	Peterson	Schwartz	Lattimore	Lipinski	

* = present blank = absent

April was the last month that Commissioner Peterson was on the Commission
 June was the last month that Commissioner Snell was on the Commission

Commissioner Lattimore joined the Commission in July and Commissioner Lipinski joined the Commission in October.

Planning Cases by Month and Type

	Code Change	Amendments		Conditional Use Permit	Conditional Use Permit Home Occupation			PUD	Property Subdivisions			Site Plan
		Comp Plan	Zoning		New	Review	Revoke		Lot Split	Preliminary Plat	RLS	
JAN												
FEB	09-04 11-4	11-2 11-3	10-47 11-5 11-6	11-1								
MAR		11-8										11-7
APR		11-13	10-47	11-11 11-12							11-9	
MAY												
JUN	11-15		11-22									10-7 11-14 11-16 11-17 11-21
JUL	11-15											
AUG												
SEP	11-15	11-18 11-20	11-19									
OCT 3rd												
OCT 20th	11-27	11-24	11-25	11-22 11-23								11-28 11-26
NOV		11-30	1-31									11-29
DEC				11-32								

DEVELOPMENT CONSIDERATIONS AND APPROVALS

FEBRUARY 17, 2011

February 17, 2011						
Case	Petitioner Location	Proposal	Staff Recommendation	Commission Action	Council Action	
10-47	City of Coon Rapids	Zone Change - Zone Change from Low Density Residential to Conservancy, 2245 – 2355 Main Street	Approve	Postoned	N/A	
11-1	Arrow Sprinkler	Site Plan - 3050 Coon Rapids Boulevard – Service Business	Deny	Denied	N/A	
11-2	City of Coon Rapids	Comprehensive Plan Amendment - Land Use Plan Amendment from Industrial and Office to Industrial and Community Commercial, Springbrook Drive and 87 th Avenue	Approve	Approve	Approve	
11-5	City of Coon Rapids	Zone Change - Community Commercial to Industrial, Springbrook Drive and 87 th Avenue	Approve	Approve	Approve	
11-3	City of Coon Rapids	Comprehensive Plan Amendment - Land Use Plan Amendment from High Density Residential to Office, 3531 Coon Rapids Boulevard	Approve	Approve	Deny	
11-6	City of Coon Rapids	Zone Change - General Commercial to Office, 3531 Coon Rapids Boulevard	Approve	Approve	Deny	
11-4	City of Coon Rapids	Code Change - Code change to allow expansion of nonconforming single family homes	Approve	Approve	Approve	

DEVELOPMENT CONSIDERATIONS AND APPROVALS **March 17, 2011**

March 17, 2011					
Case	Petitioner Location	Proposal	Staff Recommendation	Commission Action	Council Action
11-7	Home Depot	Site Plan – Revision to outdoor garden center	Approve	Approve	N/A
11-8	City of Coon Rapids	Comprehensive Plan Amendment - Land Use Plan Amendment from High Density Residential to General Commercial, 3531 Coon Rapids Boulevard	Approve	Deny	Approve

DEVELOPMENT CONSIDERATIONS AND APPROVALS
APRIL 21, 2011

April 21, 2011						
Case	Petitioner Location	Proposal	Staff Recommendation	Commission Action	Council Action	
10-47	City of Coon Rapids	Zone Change- 2245 – 2355 Main Street Low Density Residential2 to Conservancy	Approve	Approve	Approve	
11-13	City of Coon Rapids	Comprehensive Plan Amendment - Land Use Change from Moderate Density Residential to Low Density Residential, 9095, 9085, 9065 and 9055 East River Road	Approve	Deny	Approve	
11-12	Northstar Community Church	Conditional Use Permit - Operate a church at AMC Showplace Theaters, 10051 Woodcrest Drive	Approve	Approve	N/A	
06-39	Villas on the Boulevard HOA	Site Plan - 2747 110 th Avenue – Replace the swimming pool with a pergola and green space	Approve	Approve	N/A	
11-11	Michael Parks	Conditional Use Permit - Home Occupation – 236 126 th Avenue – Internet and phone sales of metal detectors	Approve	Approve	N/A	
11-9	21 st Century Bank	Registered Land Survey - Main Street and Swallow Circle	Approve	Approve	Approve	
09-22	United Educators Credit Union	Site Plan – Exterior materials revision	Approve	Approve	N/A	

DEVELOPMENT CONSIDERATIONS AND APPROVALS
June 16, 2011

June 16, 2011						
Case	Petitioner Location	Proposal	Staff Recommendation	Commission Action	Council Action	
10-07	RKL Landholdings	Site Plan – A one year extension of their site plan approval for Port Evergreen mixed use multi-family and senior housing project, 94 th Avenue and Springbrook Drive	Approve	Approve	Approve	
11-14	Holiday Companies	Site Plan – construct a 7,400sf convenience store	Approve	Approve	N/A	
11-15	City of Coon Rapids	Code change – Section 11-335 Variance criteria	Approve	Postponed	N/A	
10-22	City of Coon Rapids	Zone Change – Ordinance to correct a clerical error regarding the zone change for 3789 Coon Rapids Boulevard and 11707 Round Lake Boulevard	Approve	Approve	Approve	

DEVELOPMENT CONSIDERATIONS AND APPROVALS
July 21, 2011

July 21, 2011						
Case	Petitioner Location	Proposal	Staff Recommendation	Commission Action	Council Action	
11-16	Frisbee Architects	Site Plan – 110 unit senior housing	Approve	Approve	Approve	
11-15	City of Coon Rapids	Code Change – Section 11-335 Variance criteria	Approve	Postponed	N/A	

DEVELOPMENT CONSIDERATIONS AND APPROVALS
August 19, 2010

August 19, 2010					
Case	Petitioner Location	Proposal	Staff Recommendation	Commission Action	Council Action
11-17	John Weicht & Associates	Site Plan – Façade improvement at 360 Coon Rapids Boulevard	Approve	Approve	N/A

DEVELOPMENT CONSIDERATIONS AND APPROVALS
September 15, 2011

September 15, 2011						
Case	Petitioner Location	Proposal	Staff Recommendation	Commission Action	Council Action	
11-18	Patricia Jordon	Comprehensive Plan Amendment – Land Use Plan Amendment from Office to High Density Residential, Southeast corner of Woodcrest Drive and Egret Boulevard	Approve	Approve	Deny	
11-19	Patricia Jordon	Zone Change – Zone Change from Office to High Density Residential, Southeast corner of Woodcrest Drive and Egret Boulevard	Approve	Approve	Deny	
11-12	Haug Companies	Site Plan – Site Plan approval for gas pumps and canopy, Cub Foods parking lot, 12900 Riverdale Drive	Approve	Approve	N/A	
11-15	City of Coon Rapids	Code Change – Code change to Section 11-335, criteria for granting a variance.	Approve	Approve	Approve	
11-20	City of Coon Rapids	Comprehensive Plan Amendment – Text changes to the to the Transportation Section	Approve	Approve	Approve	

DEVELOPMENT CONSIDERATIONS AND APPROVALS **October 20, 2011**

October 20, 2011						
Case	Petitioner Location	Proposal	Staff Recommendation	Commission Action	Council Action	
11-22	Islamic Community Center of Bosniaks in MN	Conditional Use Permit – for a place of worship, 295 Northdale Boulevard	Application withdrawn			
11-23	Enterprise Rent-A-Car	Conditional Use Permit – An amendment to a conditional use permit and site plan to allow changes to the required parking for an automobile rental business, 2740 Main Street	Approve	Approve	N/A	
11-24	Bridgestone Retail Operations	Comprehensive Plan Amendment – Land Use Plan amendment from Community Commercial to General Commercial, 11491 Hanson Boulevard	Approve	Approve	Approve	
11-25	Bridgestone Retail Operations	Zone Change – Zone change from Community Commercial to General Commercial, 11491 Hanson Boulevard	Approve	Approve	Approve	
11-26	Bridgestone Retail Operations	Site Plan – Site Plan approval for Automobile Repair business, 11491 Hanson Boulevard	Approve	Approve	N/A	
11-27	City of Coon Rapids	Code Change – Section 11-1852, Fences and Walls and Sections 11-600, LDR1 and 11-700, LDR2 to allow dock storage as an accessory use	Approve	Approve	Approve	

DEVELOPMENT CONSIDERATIONS AND APPROVALS **October 3, 2011**

October 3, 2011					
Case	Petitioner Location	Proposal	Staff Recommendation	Commission Action	Council Action
11-28	Anoka Ramsey Community College	Site Plan – Construct a 36,00sf addition to the fitness center 11200 Mississippi Blvd.	Approve	Approve	N/A

DEVELOPMENT CONSIDERATIONS AND APPROVALS
November 17, 2011

November 17, 2011						
Case	Petitioner Location	Proposal	Staff Recommendation	Commission Action	Council Action	
11-29	Anoka Ramsey Community College	Site Plan – construct an addition and exterior renovations to the fine arts building, 11200 Mississippi Blvd.	Approve	Approve	N/A	
11-30	Steve Culley	Comprehensive Plan Amendment – 295, 311 and 325 Northdale Boulevard, Office to General Commercial	Approve	Approve	Approve	
11-31	Steve Culley	Zone Change – 295, 311 and 325 Northdale Boulevard, Office to General Commercial	Approve	Approve	Approve	

DEVELOPMENT CONSIDERATIONS AND APPROVALS

December 15, 2011

December 15, 2011					
Case	Petitioner Location	Proposal	Staff Recommendation	Commission Action	Council Action
11-32	Steve Culley	Conditional Use Permit – commercial printing and embroidery shop, 295 Northdale Blvd.	Approve	Approve	N/A

ADDITIONAL PLANNING ACTIVITIES
Coon Rapids Community Development Department
2011 Annual Report

In addition to the planning cases, several other planning related projects were completed in 2011.

Recodification of Title 11

Staff and the Planning Commission have been holding workshops on restructuring and updating Title 11 (Zoning Code). The reorganizational process will eliminate outdated sections and craft a Code that is easier to read and more user friendly.

East River Road Access Management Study

The City participated in an Access Management Study of East River road, which is being lead by Anoka County Highway Department. The Study began in 2010 is scheduled for completion in 2012. The study will consider traffic flows, safety, as well as the land uses along the roadway.